

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address John P. Pringle, Esq. [SBN 072300] Toan B. Chung, Esq. [SBN 276505] ROQUEMORE, PRINGLE & MOORE, INC. 6055 E. Washington Blvd., Suite 500 Los Angeles, California 90040 Tel: (323) 724-3117 Fax: (323) 724-5410 tbchung@rpmlaw.com <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Wesley H. Avery, Chapter 7 Trustee	FOR COURT USE ONLY
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UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION

In re: CHERLYN JOANNE PATTERSON Debtor(s).	CASE NO.: 2:14-bk-20288-VZ CHAPTER: 7 NOTICE OF SALE OF ESTATE PROPERTY
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Sale Date: 08/23/2016	Time: 11:00 am
Location: 255 E. Temple Street, Courtroom 1368, Los Angeles, CA 90012	

Type of Sale: ☐ Public ☒ Private **Last date to file objections:** 08/09/2016

Description of property to be sold: Real property located at 1157 West 56th Street, Los Angeles, CA 90037

Terms and conditions of sale: Real property is being sold "as is" without any warranties.

Proposed sale price: \$ 380,000.00

Overbid procedure (if any): Bidder must deposit \$11,400.00 by cashier's or bank check made payable to the Trustee and present to the Trustee's counsel at or before the time of the sale hearing. All overbids must be in increments of no more than \$1,000.00.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

August 23, 2016
11:00 a.m.
US Bankruptcy Court
Courtroom 1368
255 E. Temple Street
Los Angeles, CA 90012

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

Toan B. Chung, Esq.
ROQUEMORE, PRINGLE & MOORE, INC.
6055 E. Washington Blvd., Suite 500
Los Angeles, CA 90040
Tel: 323-724-3117
Fax: 323-724-5410
tbchung@rpmlaw.com

Date: 8-1-16

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
6055 E. Washington Blvd., Suite 500
Los Angeles, CA 90040

A true and correct copy of the foregoing document entitled (*specify*): Notice of Sale of Estate Property will be served or was served (**a**) on the judge in chambers in the form and manner required by LBR 5005-2(d); and (**b**) in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) 08/02/2016, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

TRUSTEE: Wesley H Avery (TR) wes@averytrustee.com,
C117@ecfcbis.com;lucy@averytrustee.com;alana@averytrustee.com;alexandria@averytrustee.com

ATTORNEY FOR TRUSTEE: Toan B Chung tbchung@rpmlaw.com,
toan.b.chung@gmail.com;adergalestian@rpmlaw.com

INTERESTED PARTY: Todd S Garan ch11ecf@aldridgepite.com,
TSG@ecf.inforuptcy.com;tgaran@aldridgepite.com

INTERESTED PARTY: Merdaud Jafarnia bknotice@mccarthyholthus.com,
mjafarnia@ecf.inforuptcy.com

CREDITOR – WELLS FARGO BANK: Bonni S Mantovani cmartin@pralc.com,
bmantovani@pralc.com

ATTORNEY FOR UNITED STATES TRUSTEE: Kelly L Morrison kelly.l.morrison@usdoj.gov

CREDITOR – HSBC BANK: Marisol A Nagata cdcaecf@bdfgroup.com

CREDITOR – PILAR ALONSO: Anthony N Ranieri a1andb2@aol.com

UNITED STATES TRUSTEE: United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov

INTERESTED PARTY: Darlene C Vigil cdcaecf@bdfgroup.com

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) 08/02/2016, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

PRESIDING JUDGE: Honorable Vincent Zurzolo, US Bankruptcy Court, 255 E. Temple Street, Suite 1360,
Los Angeles, CA 90012

DEBTOR: Cherlyn Joanne Patterson – 6709 La Tijera Blvd., #170, Los Angeles, CA 90045

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (date) _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

08/02/2016
Date

Arpi Dergalestian
Printed Name

Signature



ALL CREDITORS:

CREDITOR:

Portfolio Recovery Associates LLC
PO Box 41067
Norfolk, VA 23541

CREDITOR:

American Express Certurion Bank
c o Becket and Lee LLP
POB 3001
Malvern, PA 19355

CREDITOR:

American Express
PO Box 297871
Fort Lauderdale, FL 33329

CREDITOR:

Chase
Mail Code: OH4-7302
PO Box 24696
Columbus, OH 43224

CREDITOR:

Franchise Tax Board
Attn Bankruptcy
PO Box 2952
Sacramento, CA 95812

CREDITOR:

Internal Revenue Service
Centralized Insolvency Operations
PO Box 7346
Philadelphia, PA 19101

CREDITOR:

Michael & Associates
American Express
555 St. Charles Drive Ste 204
Thousand Oaks, CA 91360

CREDITOR:

Midland Mortgage
PO Box 26648
Oklahoma City, OK 73126

CREDITOR:

Portfolio Recovery Assoc
c/o Chase Bank USA
PO Box 41607
Norfolk, VA 23541

CREDITOR:

Sprint
KSOPHT0101-Z4300
6391 Sprint Parkway
Overland Park, KS 66251

CREDITOR:

Spring Nextel Correspondence
Attn Bankruptcy Dept
PO Box 7949
Overland Park, KS 66207

CREDITOR:

TD Foreclosure Services, Inc.
5023 N Parkway Calabasas
Calabasas, CA 91302

CREDITOR:

Wells Fargo Home Mortgage
PO Box 10335
Des Moines, IA 50306

CREDITOR:

Nationstar Mortgage LLC
PO Box 619096
Dallas, TX 75261

CREDITOR:

Nationstar Mortgage LLC
c/o McCarthy & Holthus LLP
1770 Fourth Avenue
San Diego, CA 92101-2607

CREDITOR:

Becket and Lee, LLP
PO Box 3001
Malvern, PA 19355-0701

CREDITOR:

Pilar Alonso
224636 Venido Rd.
Woodland Hills, CA 91364-2906

CREDITOR:

Pilar Alonso
500 N. North Brand Blvd., Ste. 880
Glendale, CA 91203

CREDITOR:

Internal Revenue Service
PO Box 21126
Philadelphia

CREDITOR:

Sprint Corp
Attn: Bankruptcy Dept.
PO Box 7949
Overland Park, KS 66207-0949

CREDITOR:

Wells Fargo Bank, National Assoc.
Nationstar Mtg. Attn: BK Dept.
PO Box 630267
Irving, TX 75063-0116